



Bureau of Environmental Health
 8930 Stanford Boulevard, Columbia, MD 21045
 Main: 410-313-2640 | Fax: 410-313-2648
 TDD 410-313-2323 | Toll Free 1-866-313-6300
 www.hchealth.org
 Facebook: www.facebook.com/hocohealth

Maura J. Rossman, M.D., Health Officer

RECEIPT DATE: 7/17/2015 **ONSITE SEWAGE DISPOSAL SYSTEM**

P 556541-A

APPROVAL DATE: 11/18/15 **PERMIT: CONSTRUCTION**

A _____

PROPERTY ADDRESS: 720 Woodbine Crossing

SUBDIVISION: Woodbine Crossing LOT: 13 TAX ID: _____

CONTRACTOR: WTC Contractors EMAIL: _____

CONTRACTOR ADDRESS: 3033 Salem Bottom Road, Westminster, MD 21157 PHONE: (410) 443-458-7024

CONTRACTOR CERTIFIED FOR BAT INSTALLATION: MDE MANUFACTURER:

PROPERTY OWNER: Catonsville Homes EMAIL: _____

OWNER ADDRESS: 11175 Stratfield Court, Marriottsville, MD 21104 PHONE: _____

Norweco TNTLP-

BAT UNIT MODEL: 500/600 PUMP SIZE: _____ PUMP TANK CAPACITY: _____

OPERATION & MAINTENANCE AGREEMENT DATE SIGNED: 6/9/14 DATE RECORDED: 6/18/14

DISTRIBUTION SYSTEM: GRAVITY PRESSURE DOSED BEDROOMS: 5 APPLICATION RATE: 0.8

| | | |
|-----------|--|--|
| TRENCHES: | LINEAR FEET REQUIRED: <u>157 170'</u> | INLET DEPTH: <u>4</u> |
| | TRENCH WIDTH: <u>3 2'</u> | MAXIMUM BOTTOM DEPTH: <u>8 9'</u> |
| | MINIMUM SPACE BETWEEN TRENCHES: <u>10 9'</u> | EFFECTIVE AREA BEGINNING DEPTH: <u>5</u> |
| LOCATION: | PER APPROVED SITE PLAN. SEWAGE DISPOSAL AREA AND BAT UNIT LOCATION MUST BE STAKED BY LICENSED SURVEYOR PRIOR TO PRE-CONSTRUCTION INSPECTION. | |
| NOTES: | Use 2 x 78.5' Trenches <u>2 x 85' Trenches</u> | |

ISSUED BY: Hank Oswald ISSUE DATE: 7/17/2015 EXPIRATION DATE: 7/17/2016

- NOTE: CONTRACTOR MUST SCHEDULE A PRE-CONSTRUCTION INSPECTION PRIOR TO BEGINNING ANY INSTALLATION
- NOTE: CONTRACTOR MUST SCHEDULE AN INSPECTION AND GAIN APPROVAL OF ALL COMPONENTS PRIOR TO COVERING
- NOTE: STONE MUST BE APPROVED BY HEALTH DEPARTMENT AND GRAVEL TICKET MUST BE AVAILABLE FOR REVIEW.
- NOTE: WATERTIGHT SEPTIC TANKS REQUIRED
- NOTE: ALL PARTS OF SEPTIC SYSTEM SHALL BE AT LEAST 100 FEET DOWNGRADIENT FROM ANY WATER WELL
- NOTE: MANHOLE RISERS REQUIRED ON ALL SEPTIC TANKS AND PUMP CHAMBERS
- NOTE: AN ELECTRICAL PERMIT IS REQUIRED FOR INSTALLATION OF ANY ELECTRICAL COMPONENTS OF THE SYSTEM
 ELECTRICAL PERMIT ISSUED E 15005837
- NOTE: AN INDIVIDUAL CERTIFIED BY MDE AND THE MANUFACTURER FOR BAT INSTALLATION MUST BE PRESENT AT ALL TIMES DURING BAT INSTALLATION.
- NOTE: MDE RECOMMENDS SEPTIC TANKS, BAT, AND OTHER PRETREATMENT UNITS BE PUMPED AT A FREQUENCY ADEQUATE TO ENSURE THAT SOLIDS ARE NOT DISCHARGED TO THE DISPOSAL AREA

NEITHER THE HOWARD COUNTY COUNCIL NOR THE HEALTH DEPARTMENT IS RESPONSIBLE FOR THE SUCCESSFUL OPERATION OF ANY SYSTEM.

PERMITTEE RESPONSIBLE FOR OBTAINING FINAL APPROVAL ON THIS PERMIT.

CALL 410-313-1771 TO SCHEDULE INSPECTIONS.

NOT TO SCALE

See As-Built Drawing
On Separate Sheet

ROAD NAME

TRENCH/DRAINFIELD DATA

WIDTH INLET BOTTOM
2' 3.5-4' 9'
NUMBER OF TRENCHES 2
TOTAL LENGTH 174'
ABSORPTION AREA 696
DISTRIBUTION BOX LEVEL Levelers
DISTRIBUTION BOX BAFFLE Yes
DISTRIBUTION BOX PORT Yes

SEPTIC TANK DATA

SEPTIC TANK I LEVEL Yes
MANUFACTURER Babylon/Norweco
CAPACITY 1300 GAL
SEAM LOC Top
TANK LID DEPTH 1.5-2.5'
BAFFLES No
BAFFLE FILTER N/A
MANHOLE LOC Front, Middle, Rear
6" PORT LOC None
WATERTIGHT TEST No
SLOTTED N/A
DATE ON LID 7/19/2015

~~PUMP/SEPTIC TANK LEVEL N/A~~

~~MANUFACTURER
CAPACITY GAL
SEAM LOC
TANK LID DEPTH
BAFFLES
BAFFLE FILTER
MANHOLE LOC
6" PORT LOC
WATERTIGHT TEST
SLOTTED
DATE ON LID~~

PRE-CONSTRUCTION:

9/1/2015 Trenches laid out. Tank location staked. Keep tank 100' from well. (BB)

INSTALLATION:

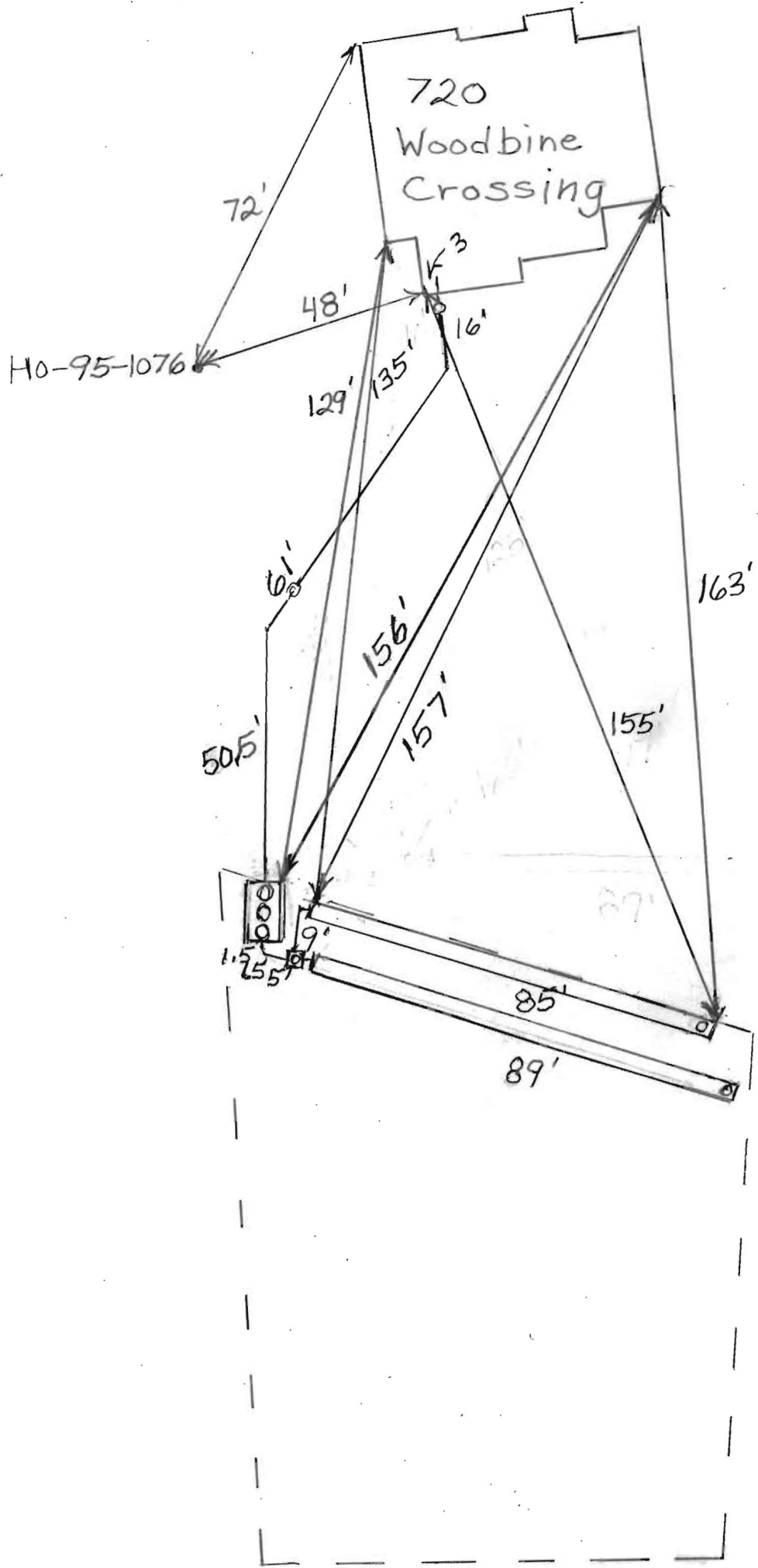
9/2/15 Bottom trench done. Tank set. House connection made. (BB) 9/3/2015 (AM) Working on top trench-out of gravel. (BB) 9/3/2015 (PM) Top trench finished. Meet BAT approval from manufacturer. (BB)

FINAL INSPECTOR

K. Wolf

DATE OF APPROVAL

11/18/15



NOTES:

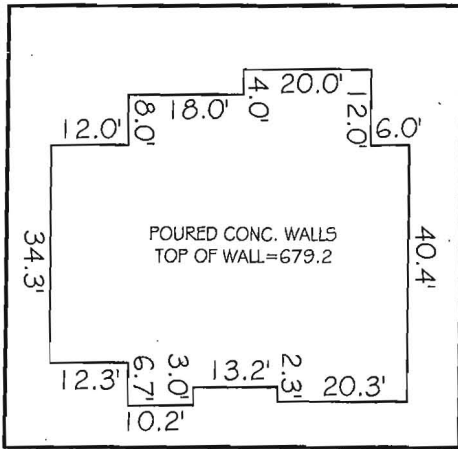
- 1) FOUNDATION AND FOOTINGS ARE IN PLACE AS SHOWN HEREON.
- 2) BUILDING TIES ARE ±0.5' UNLESS OTHERWISE NOTED.
- 3) TOP OF WALL = 679.2

WOODBINE CROSSING
BUILDABLE PRESERVATION
PARCEL "A"
PLAT NO. 20056

FOREST
CONSERVATION
EASEMENT #1

N65°40'47"E 1111.84'

30' B.R.L.



HOUSE DETAIL
SCALE: 1" = 30'

LOT 12
WOODBINE CROSSING
PLAT NO. 20055

LOT 13
52,393 SQ. FT.
OR 1.2028 AC.±

LOT 14
WOODBINE CROSSING
PLAT NO. 20055

N7°59'57"W 397.76'

10' B.R.L.

±270'

N24°51'05"W 372.62'

10' B.R.L.

EX. WELL
HO-95-1076

POURED CONC. WALLS
TOP OF WALL=679.2
(SEE DETAIL)

*House is rotated
a little clockwise
from Site Plan.
Wall check OK!
reb 7/17/2015*

PUBLIC 10' TREE
MAINTENANCE, DRAINAGE &
UTILITY EASEMENT

R=572.43' L=161.24'

WOODBINE CROSSING ROAD
50' RW

PROFESSIONAL CERTIFICATION:

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21097, EXPIRATION DATE JULY 26, 2015, IN ACCORDANCE WITH COMAR 09.13.06.12.

Thomas L. Frazier, Jr.
THOMAS L. FRAZIER, JR.
PROFESSIONAL LAND SURVEYOR
2/10/15

For VanMar Associates, Inc.
Thomas L. Frazier, Jr., Professional Land Surveyor

WALL CHECK DRAWING
LOT 13
WOODBINE CROSSING

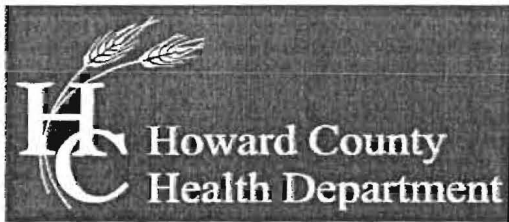
PLAT No. 20055
720 WOODBINE CROSSING ROAD
FOURTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SCALE: 1" = 50' JULY, 2015

I CERTIFY THIS PLAT TO BE CORRECT AND IS THE RESULT OF AN ACTUAL FIELD SURVEY, BASED ON DATA FOUND AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, AS REFERENCED HEREON.

| | |
|----------------|---------|
| REFERENCE | JOB NO. |
| PLAT NO. 20055 | B4-5416 |



VANMAR ASSOCIATES, INC.
Engineers Surveyors Planners
310 South Main Street Mount Airy, Maryland 21771
(301) 829-2890 (301) 831-5015 (410) 549-2751
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Maura J. Rossman, M.D., Health Officer

OPERATION AND MAINTENANCE AGREEMENT FOR AN ON-SITE SEWAGE DISPOSAL SYSTEM HAVING AN ADVANCED PRE-TREATMENT SYSTEM

THIS AGREEMENT is made this 28 day of May, 2014, among LDG, Inc., hereinafter collectively referred to as "Owner", and the Howard County Health Department hereinafter referred to as the "County".

WHEREAS, Owner is the owner or contract owner of a parcel of land located at 720 Woodbine Crossing, Woodbine, MD 21797 (Lot 13), in the 04 Election District of Howard County, Maryland, and the deed to same is recorded or shall be recorded among the Land Records of Howard County, Maryland in Liber 1988 Folio 258.

WHEREAS, The Lot is suitable for the installation of a conventional on-site sewage disposal system with an advanced pre-treatment system, utilizing best available technology to perform nitrogen reduction, in accordance with the Code of Maryland Regulations 26.04.02.07, effective January 1, 2013.

NOW, THEREFORE, the parties hereto agree as follows:

- A. Owner hereby grants to the County the right to enter upon the Lot at any reasonable time for access to the system to make periodic inspections and the Owner agrees to provide any information and data in Owner's possession reasonably requested and needed by the County to develop accurate and thorough test results.
- B. Owner acknowledges and agrees that neither the County nor any of its agents or employees, either officially or individually, underwrites the operation of any system approved by them.
- C. The Owner will devote reasonable care and effort to the operation and maintenance of the system in perpetuity or until a public sewer connection is made so that a system malfunction is not the result of poor maintenance, faulty operation, or neglect.
- D. The Owner agrees to enter into a contract reasonably acceptable to the Owner and the County with a private entity to operate and maintain on a regularly scheduled basis an approved advanced pre-treatment system. The owner shall supply a copy of the contract to the County when it is renewed or altered.
- E. This agreement shall run with the land and upon Owner's taking title to the Lot shall bind the Owner, their heirs, successors, and assigns to the provisions of the agreement as

Oswald, Hank

From: Oswald, Hank
Sent: Friday, June 05, 2015 11:35 AM
To: ron@vanmar.com
Cc: Pam Walter (PWalter@catonsvillehomes.com)
Subject: FW: BAT Plan Review_Woodbine Crossing Lot 13

Additionally, all wells must hold at least 10 feet off of the septic line when using scheduled 40 pvc.

From: Oswald, Hank
Sent: Friday, June 05, 2015 11:31 AM
To: ron@vanmar.com
Cc: Pam Walter (PWalter@catonsvillehomes.com)
Subject: FW: BAT Plan Review_Woodbine Crossing Lot 13

Hi Ron:

As stated in the response (below) on May 13th, all well sites must meet setback requirements so that they are in compliance in the event they are needed in the future. It is suggested that the septic tank be relocated to the other side of the septic trenches in order to be out of the 100 foot well radius of the alternate well site.

Should you have any questions, please let me know.

Thanks,

Hank

From: Oswald, Hank
Sent: Wednesday, May 20, 2015 9:42 AM
To: 'ron@vanmar.com'
Subject: RE: BAT Plan Review_Woodbine Crossing Lot 13

Ron:

Please see Jeff's responses in "red" below.

Hank

From: ron@vanmar.com [<mailto:ron@vanmar.com>]
Sent: Wednesday, May 13, 2015 12:10 PM
To: Oswald, Hank
Subject: RE: BAT Plan Review_Woodbine Crossing Lot 13

Hank: A couple of questions before modifying the plan.

1. Foundation needs to be 30' from all wells. It is 100' from the drilled well. Is there some allowance even for alternate well locations that will never be drilled. Can I adjust the alternate well locations to be 30 as long as they meet the other setback requirements. Well boxes and alternative well sites must meet all well setbacks so that they are in compliance in the event they are needed, similar to a sewage disposal area for future repairs. We have run into problems in the past with well sites being moved on building permit plans and years later, it is

a confusing mess. We have a signed plan locking in official locations for wells and sewage areas for everyone to reference moving forward. We are fine with changing locations on a new signed plan so that the new location is now locked in.

- 2.
2. If the septic tank is down slope of the well, can it be only 50' from the well? COMAR 26.04.02 is clear that wells must be located 100' from any sewage disposal system, which includes the tank and drainfield. A deviation from that would require a variance from MDE, which they would never do for new construction. Even on repairs they don't typically vary more than 10 feet or so inside of 100.

Thank you – please email or call me to discuss on my cell phone.

Ronald E. Thompson, PE
VANMAR ASSOCIATES
310 South Main Street
PO Box 328
Mount Airy, Maryland 21771
301-829-2890 (O)
443-421-2164 (C)
301-831-5603 (F)

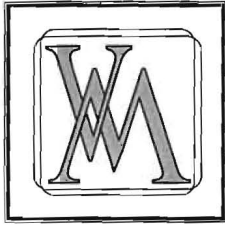
From: Oswald, Hank [<mailto:hoswald@howardcountymd.gov>]
Sent: Tuesday, May 12, 2015 3:00 PM
To: ron@vanmar.com
Subject: BAT Plan Review_Woodbine Crossing Lot 13

Hello Ron:

Attached are comments pertaining to the BAT Plan for Woodbine Crossing Lot 13.

Hank

Hank Oswald, L.E.H.S.
Howard County Health Department
Bureau of Environmental Health
Well & Septic Program
410.313.1786



**VANMAR
ASSOCIATES, INC.**

Engineers • Surveyors • Planners

310 South Main Street, P.O. Box 328, Mount Airy, Maryland 21771

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(410) 549-2751

(301) 695-0600

Fax (301) 831-5603

May 21, 2015

Mr. Hank Oswald, L.E.H.S.
Howard County Health Department
Bureau of Environmental Health
718 Columbia Gateway Drive
Columbia, MD 21046-2147

RE: Lot 11 Site Plan for BAT Installation
Woodbine Crossing Subdivision

The following is a response to the May 12, 2015 comments.

1. *All well sites need to be located at least 30 feet from new foundation. Adjust new foundation accordingly.*

Response 1: House foundation has been moved to be 30 feet from all well sites.

2. *All septic components must be located at least 100 feet from all well sites. Move septic tank outside of well radius.*

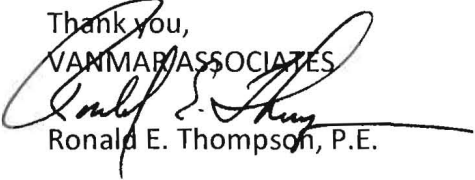
Response 2: Septic tank has been relocated outside the well radius.

3. *Floor plans show 5 bedrooms by definition but BAT Plan is only sized for 4 BRs. Adjust BAT Plan or builder will have to revise Floor Plan.*

Response 3: The BAT Plan has been adjusted to be sized for 5 bedrooms.

Thank you,

VANMAR ASSOCIATES


Ronald E. Thompson, P.E.



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Dr. Maura J. Rossman, M.D., Health Officer

Memorandum

TO: Ronald Thompson
VanMar

FROM: Hank Oswald
Well & Septic Program

RE: BAT Site Plan Review Comments
Woodbine Crossing, Lot 13

DATE: May 12, 2015

The Health Department has reviewed the above referenced BAT Site Plan and has the following comments.

1. All well sites need to be located at least 30 feet from new foundation. Adjust new foundation accordingly.
2. All septic components must be located at least 100 feet from all well sites. Move septic tank outside of well radius.
3. Floor plans show 5 bedrooms by definition but BAT Plan is only sized for 4 BRs. Adjust BAT Plan or builder will have to revise Floor Plan.

THOMPSON GAS
728 Woodbine Crossing Lot 11

DISTANCES - LP TANK

28 FEET - HOUSE

142 - NORTH

111 - EAST

182 - SOUTH

11 - WEST

~~64~~ - WELL

63 - SEPTIC

DIST. BOX



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Oswald, Hank

From: Oswald, Hank
Sent: Tuesday, May 12, 2015 3:00 PM
To: ron@vanmar.com
Subject: BAT Plan Review_Woodbine Crossing Lot 13
Attachments: Memo_BAT PLAN_Woodbine Crossing Lot 13_2015.pdf

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Hank

Hank Oswald, L.E.H.S.
Howard County Health Department
Bureau of Environmental Health
Well & Septic Program
410.313.1786

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2. If the septic tank is down slope of the well, can it be only 50' from the well?

Thank you – please email or call me to discuss on my cell phone.

Ronald E. Thompson, PE
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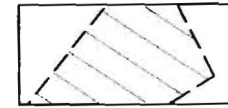
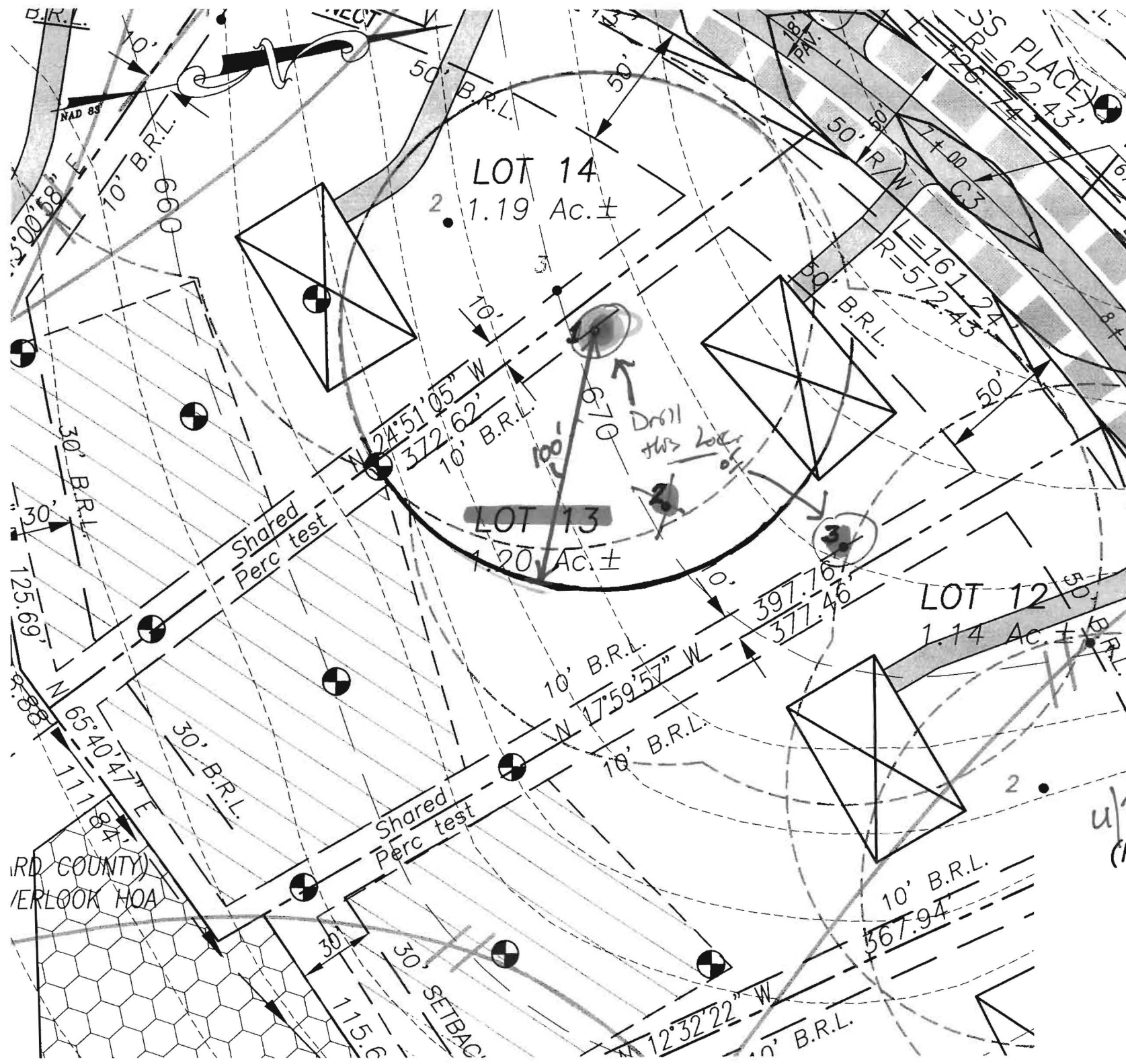
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Hank Oswald, L.E.H.S.
Howard County Health Department
Bureau of Environmental Health
Well & Septic Program
410.313.1786



THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF AT LEAST 10,000 SQUARE FEET AS REQUIRED BY MARYLAND STATE DEPARTMENT OF ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL.

IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFI SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS. RECORDATION OF A MODIFIED SEWERAGE EASEMENT SHALL NOT BE NECESSAR

- (PASSED) PERCOLATION TEST SITE: 
- (FAILED) PERCOLATION TEST SITE: 
- EXISTING WELL: 
- PROPOSED HOUSE SITE: 
- PROPOSED WELL SITE: 

Well sites staked by 4/20/07 VanMar (kw)

WELL SITE PLAN

LOT 13

WOODBINE CROSSING
(FORMERLY PATAPSCO OVERLOOK—SECTION F)

PART OF LANDS CONVEYED TO LDG INC. BY DEED
RECORDED IN LIBER 1988 FOLIO 258
TAX MAP 2, GRID 24, PARCEL 32
SITUATED ON WOODBINE ROAD & OLD FREDERICK ROAD
ELECTION DISTRICT No. 4
HOWARD COUNTY, MARYLAND
SCALE: 1" = 50' APRIL, 2007



VANMAR ASSOCIATES, INC.
Engineers Surveyors Planners
310 South Main Street P.O. Box 328 Mount Airy, Maryland 21771
(301) 829 2890 (301) 831 5015 (410) 549 2751

LETTER OF TRANSMITTAL

AGENCY
 CLIENT
 FILE
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 CORR.
 OTHER

VanMar Associates, Inc.
 Engineers ~ Surveyors ~ Planners
 310 South Main Street, P.O.Box 328, Mt. Airy, MD 21771
 301-829-2890 301-831-5015 301-695-0600
 410-549-2751 (FAX) 301-831-5603

| | |
|---|--|
| <p>TO: Howard County Department of Environmental Health 8930 Strafford Drive <i>STANFORD BLVD.</i> Columbia, Maryland 21045</p> <p>Attn: Hank Oswald, L.E.H.S.</p> | <p>DATE: May 22, 2015</p> <p>PROJECT: Woodbine Crossing, Lot 13</p> <p>VMA#: b45416</p> |
|---|--|

ENCLOSED:

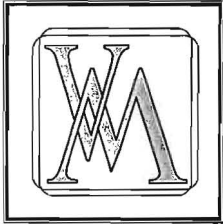
**REVISED
 Site Plan for BAT Technology
 SIGNATURE SUBMISSION**

| COPIES | DATE | DESCRIPTION |
|--------|---------|---|
| 3 | 5/21/15 | Letter of Response to Comments to Hank Oswald |
| 3 | 5/12/15 | Comment Letter from Hank Oswald |
| 3 | 5/22/15 | REVISED Plot Plan for BAT Technology Lot 13, Woodbine Crossing |
| | | |

REMARKS: Good Morning Mr. Oswald, the plan has been revised to reflect your comments.
 Thank you for your review and approval. Have a great day!

COPIES TO (ADDRESS): Catonsville Homes, 11175 Stratfield Boulevard, Marriottsville, Maryland 21104

| | |
|--------------------------|---|
| SUBMITTED BY: dky | g\engr\b45416 hd plot plan-bat plan lot 13 revised for approval 5.22.15 |
|--------------------------|---|



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May 21, 2015

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Woodbine Crossing Subdivision

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Response 3: The BAT Plan has been adjusted to be sized for 5 bedrooms.

Thank you,

VANMAR ASSOCIATES


Ronald E. Thompson, P.E.

LETTER OF TRANSMITTAL

AGENCY CLIENT FILE ACCT. CORR. OTHER

VanMar Associates, Inc.

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310 South Main Street, P.O.Box 328, Mt. Airy, MD 21771
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410-549-2751 (FAX) 301-831-5603

TO: Howard County Department of
Environmental Health
8930 Strafford Drive
Columbia, Maryland 21045

Attn: Hank Oswald, L.E.H.S.

DATE: May 22, 2015

PROJECT: Woodbine Crossing, Lot 13

VMA#: b45416

ENCLOSED:

REVISED
Site Plan for BAT Technology
SIGNATURE SUBMISSION

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COPIES TO (ADDRESS): Catonsville Homes, 11175 Stratfield Boulevard, Marriottsville, Maryland 21104

SUBMITTED BY: dkv

g\engr\b45416 hd plot plan-bat plan lot 13 revised for approval 5.22.15

LETTER OF TRANSMITTAL

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| | |
|--|---|
| <u>TO:</u> Howard County Department of Environmental Health 8930 Stanford Blvd Columbia, Maryland 21045 Attn: Hank Oswald, L.E.H.S. | <u>DATE:</u> June 11, 2015 <u>PROJECT:</u> Woodbine Crossing, Lot 13 <u>VMA#:</u> B45416 <u>COUNTY#:</u> |
|--|---|

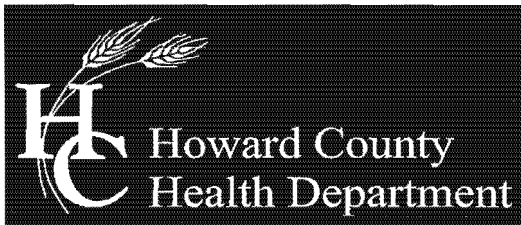
ENCLOSED:

| COPIES | DATE | DESCRIPTION |
|--------|---------|--|
| 1 | 6/11/15 | Letter of Response To Comments to Hank Oswald |
| 3 | 6/10/15 | Plot Plan / Site Plan for Bat Technology Lot 13 Woodbine Crossing |
| | | |
| | | |
| | | |

REMARKS: Hi Hank, the plan has been revised and submitted for your review and approval. Thank you!

COPIES TO (ADDRESS): Catonsville Homes, 11175 Stratfield Court, Marriottsville, Maryland 21104

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|---------------------------------|---|
| <u>SUBMITTED BY:</u> dkv | G:Eng.5416 hd revised plot plan site bat plan 6.11.15 |
|---------------------------------|---|



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Dr. Maura J. Rossman, M.D., Health Officer

Memorandum

TO: Ronald Thompson
VanMar

FROM: Hank Oswald
Well & Septic Program

RE: BAT Site Plan Review Comments
Woodbine Crossing, Lot 13

DATE: May 12, 2015

The Health Department has reviewed the above referenced BAT Site Plan and has the following comments.

1. All well sites need to be located at least 30 feet from new foundation. Adjust new foundation accordingly.
2. All septic components must be located at least 100 feet from all well sites. Move septic tank outside of well radius.
3. Floor plans show 5 bedrooms by definition but BAT Plan is only sized for 4 BRs. Adjust BAT Plan or builder will have to revise Floor Plan.

